

# FINANCIAL INFORMATION

**Application for Chapter 40B Project Eligibility / Site Approval  
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

**Section 5: FINANCIAL INFORMATION**

*In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.*

**Initial Capital Budget**

**Sales / Revenue**

<b>Market:</b>	\$33,630,000
<b>Affordable:</b>	\$3,070,000
<b>Related Party:</b>	\$0
<b>Other Income:</b>	\$0
<b>Total Sales/Revenue:</b>	\$36,700,000

**Pre-Permit Land Value**

<b>Item</b>	<b>Budgeted</b>
<b>As-Is Market Value*:</b>	\$4,645,000
<b>Reasonable Carrying Costs:</b>	0
<b>Subtotal - Pre-Permit Land Value:</b>	\$4,645,000

*\* As-Is market value to be determined by a MassHousing commissioned appraisal*

**Uses (Costs)**

Item	Budgeted
<b>Acquisition Cost (Actual):</b>	
Actual Acquisition Cost: Land	\$4,645,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
<b>Total Acquisition Cost (Actual)</b>	<b>\$4,645,000</b>
<b>Construction Costs-Residential Construction Costs (Hard Costs):</b>	
Building Structure Costs	\$17,327,241
Hard Cost Contingency	\$1,050,782
<b>Subtotal - Residential Construction (Hard Costs)</b>	<b>\$18,378,023</b>
<b>Construction Costs-Site Work (Hard Costs):</b>	
Earth Work	\$285,000
Utilities: On-Site	\$110,000
Utilities: Off-Site	\$62,000
Roads and Walks	\$40,000
Site Improvement	\$36,000
Lawns and Plantings	\$320,000
Geotechnical Condition	\$0
Environmental Remediation	\$7,500
Demolition	\$150,000
Unusual Site Conditions/Other Site Work	\$437,500
<b>Subtotal - Site Work (Hard Costs)</b>	<b>\$1,448,000</b>
<b>Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):</b>	
General Conditions	\$2,036,155
Builder's Overhead	\$649,617
Builder's Profit	\$649,617
<b>Subtotal - General Conditions, Builder's Overhead &amp; Profit</b>	<b>\$3,335,389</b>
<b>General Development Costs (Soft Costs):</b>	
Appraisal and Marketing Study (not 40B "As Is" Appraisal)	\$8,500
Lottery	\$15,000
Commissions/Advertising-Affordable	\$61,400
Commissions/Advertising-Market	\$1,345,200
Model Unit	\$0
Closing Costs (unit sales)	\$261,757
Real Estate Taxes	\$65,000
Utility Usage (during construction)	\$92,650
Insurance (during construction)	\$30,000

<b>Security (during construction)</b>	\$0
<b>Inspecting Engineer (during construction)</b>	\$0
<b>Construction Loan Interest</b>	\$1,050,000

**General Development Costs (Soft Costs) - *continued***

Item	Budgeted
<b>Fees to Construction Lender:</b>	\$57,500
<b>Fees to Other Lenders:</b> Bank inspector fees	\$13,550
<b>Architectural</b>	\$275,000
<b>Engineering</b>	\$107,500
<b>Survey, Permits, etc.</b>	\$0
<b>Clerk of the Works</b>	\$0
<b>Construction Manager</b>	\$0
<b>Bond Premiums (payment/performance/lien bond)</b>	\$0
<b>Legal</b>	\$205,000
<b>Title (including title insurance) and Recording</b>	\$15,000
<b>Accounting and Cost Certification (incl. 40B)</b>	\$20,000
<b>Relocation</b>	\$0
<b>40B Site Approval Processing Fee</b>	\$0
<b>40B Technical Assistance / Mediation Fee</b>	\$0
<b>40B Land Appraisal Cost (as-is value)</b>	\$2,500
<b>40B Final Approval Processing Fee</b>	\$12,650
<b>40B Subsidizing Agency Cost Certification Examination Fee</b>	\$0
<b>40B Monitoring Agent Fee</b>	\$0
<b>40B Surety Fees</b>	\$0
<b>Other Financing Fees</b>	\$0
<b>Development Consultant</b>	\$0
<b>Other Consultant:</b>	\$0
<b>Other Consultant:</b>	\$0
<b>Soft Cost Contingency</b>	\$0
<b>Other Development Costs</b>	\$0
<b>Subtotal - General Development Costs (Soft Costs)</b>	<b>\$3,638,207</b>
<b>Developer Overhead:</b>	
<b>Developer Overhead</b>	\$136,000
<b>Subtotal Developer Fee and Overhead</b>	<b>\$136,000</b>

### Summary of Subtotals

Item	Budgeted
Sales/Revenue	\$36,700,000
Pre-Permit Land Value	\$4,645,000
Residential Construction	\$18,378,023
Site Work (Hard Costs)	\$1,448,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$3,335,389
General Development Costs (Soft Costs)	\$3,638,207
Developer Fee and Overhead	\$136,000

### Summary

Total Sales/Revenue	\$36,700,000
Total Uses (TDC)	\$31,580,619
Profit (Loss) from Sales Revenue	\$5,119,381
Percentage of Profit (Loss) Over the Total Development Costs (TDC)	16.2105

### Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects

#### Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

*In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.*

#### Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary
1025 Mass Ave LLC	Matthew Maggiore	Developer	Yes	Yes	Yes

#### Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company

#### Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Maggiore Construction Corporation	Matthew Maggiore	Related Affiliate	Applicant

# Attachment 5.1

New England Fund Lender Letter of Interest



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March 24, 2022

Mr. Matthew P. Maggiore  
1025 Mass Ave LLC  
C/O Maggiore Companies  
13 Wheeling Avenue  
Woburn, MA 01801

Re: 1025 Mass Ave LLC  
48 Condominium Units  
Massachusetts Avenue, Arlington, MA ("Project")

Dear Mr. Maggiore:

I am writing in connection with the Site Approval Application for Comprehensive Permit Site Approval under Massachusetts General Laws Chapter 40B ("Application") made by 1025 Mass Ave LLC ("Applicant") in connection with the above referenced Project.

Cambridge Savings Bank ("the Bank") is a member bank of the Federal Home Loan Bank of Boston.

We have had preliminary discussions with you regarding the provision of financing for the Project using the New England Fund ("NEF") program. Please consider this letter an expression of the Bank's interest in providing financing for the Project under the NEF program.

If financing were currently obtained for the Project from the Bank under the NEF program, projected loan terms would include:

Maximum Loan to Value: 75%

Maximum Loan to Cost: 75%

Maximum Loan Term: 3 years; comprised of a maximum 24-month construction period followed by a 12-month marketing/sales period.

Interest Rate: Floating at the Wall Street Journal Prime rate plus 0.75% with a floor rate of 3.75%.

Amortization: Interest only throughout the loan term.

However, nothing in this letter should be construed as a commitment or undertaking on the Bank's part either expressed or implied to loan money or take any other action with respect to the Project.

The Bank is well aware of the 1025 Mass Ave LLC (Maggiore Companies) experience as developers of housing and has no reason to believe they do not have the financial capacity or professional expertise required to succeed in their efforts with respect to this Project.

Please do not hesitate to contact me should you have any questions regarding the above.

Very truly yours,

A handwritten signature in blue ink that reads "David A. Ault".

Senior Vice President

# Attachment 5.2

## Market Sale Comparables

Property Type(s): CC

Status: UAG, SLD Price:

Timeframe: TODAY - 18 MONTHS

Towns:

Advanced Criteria: Street #: 1090; Street Name(s): Massachusetts avenue; Zip Code(s): 02476; Zip Code Radius: 3 mile(s); Living Area Total (SqFt): 700-1500;

Year Built: 2016-2022

## Condominium Listings



🕒 x39 📅

**MLS #: 72945720**

2 Manor Ter U: 202  
Lexington, MA 02420  
**DOM: 1 DTO: 1**  
**List \$/SqFt: \$603.41**

**Status: UAG**

**Ant. Sale Date: 04/29/2022**  
**Off Mkt: 02/25/2022**

**List Price: \$779,000**

**List Date: 02/24/2022**

**Taxes: 2021 \$9,094.48**

**Assoc.: Yes \$348/mo**

**Style: Condo - Low-Rise**

**Rooms: 6** **Beds: 2**  
**Garage: 2** **Parking: 2**

**Outdoor Space:**

**Baths: 2f 0h** **Master Bath: Yes**  
**Fireplaces: 0** **Year Built: 2017**

**Living Area: 1,291 SqFt**

**Pets:**

**Remarks:** Rare offering to live in this recently built modern condo! Elegant hardwood flooring throughout, upgraded Stainless Appliances. Open Floor plan with a breakfast bar . Gas stove, crown molding. Additional adjustable recess lighting throughout the living room. A custom-designed laundry room provides...



🕒 x32 📅

**MLS #: 72950483**

24 Walnut Street U: 2  
Belmont, MA 02478  
**DOM: 6 DTO: 6**  
**List \$/SqFt: \$755.46**

**Status: UAG**

**Ant. Sale Date: 05/16/2022**  
**Off Mkt: 03/15/2022**

**List Price: \$899,000**

**List Date: 03/09/2022**

**Taxes: 2022 \$8,774.04**

**Assoc.: Yes \$75/mo**

**Style: Condo - 2/3 Family**

**Rooms: 5** **Beds: 3**  
**Garage: 0** **Parking: 2**

**Outdoor Space: Yes - Private**

**Baths: 2f 0h** **Master Bath: Yes**  
**Fireplaces: 0** **Year Built: 2019**

**Living Area: 1,190 SqFt**

**Pets:**

**Remarks:** Bring the outdoors indoors just in time for Spring! This two year young condo boasts an open concept kitchen, dining room, and living room. This space beams with light from the floor to ceiling windows and slider that look out to Pequossette Park, an absolute picture-perfect setting that you will fall...



🕒 x31

**MLS #: 72869756**

62 Maynard U: 62  
Arlington, MA 02474  
**DOM: 7 DTO: 7**  
**List \$/SqFt: \$598.21**  
**Sold \$/SqFt: \$629.91**

**Status: SLD**

**Sale Price: \$737,000**  
**Sold Date: 08/27/2021**  
**Off Mkt: 07/29/2021**

**List Price: \$699,900**

**List Date: 07/22/2021**

**Taxes: 2021 \$7,230.38**

**Assoc.: Yes \$140/mo**

**Style: Condo - 2/3 Family**

**Rooms: 9** **Beds: 2**  
**Garage: 0** **Parking: 2**

**Outdoor Space: Yes - Private**

**Baths: 1f 1h** **Master Bath:**  
**Fireplaces: 0** **Year Built: 2017**

**Living Area: 1,170 SqFt**

**Pets: Yes w/ Restrictions**

**Remarks:** This gorgeous condo has it all! Gutted to the studs so everything NEW 2017: roof, windows, gas burner, tankless water heater, stunning kitchen, bathrooms, gleaming HW & 2 composite decks overlooking picture-perfect fenced-in yard w/patio & all of this in a quiet neighborhood with amazing LOCATION. Your...



x19



**MLS #: 72900602**  
 40 Elmwood Avenue U: 8  
 Winchester, MA 01890  
**DOM: 7 DTO: 7**  
**List \$/SqFt: \$752.24**  
**Sold \$/SqFt: \$733.02**

**Style:** Condo - Mid-Rise  
**Rooms:** 5      **Beds:** 2  
**Garage:** 1      **Parking:** 0

**Status: SLD**

**Sale Price: \$950,000**  
**Sold Date: 11/19/2021**  
**Off Mkt: 10/04/2021**

**Outdoor Space:** Yes - Private  
**Baths:** 2f 0h      **Master Bath:** Yes      **Living Area:** 1,296 SqFt  
**Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes

**Remarks:** The penthouse units are sold but that doesn't mean you can't have the NEXT BEST THING ... all while saving some big bucks!! Unit 8 at Allegro is NO sacrifice and boasts a front facing, corner location. Whether you are looking to downsize or just starting out don't miss your chance as there are ONLY 5...



x42



**MLS #: 72937571**  
 2 Manor Terrace U: 247  
 Lexington, MA 02420  
**DOM: 12 DTO: 5**  
**List \$/SqFt: \$608.06**

**Style:** Condo - Mid-Rise  
**Rooms:** 5      **Beds:** 2  
**Garage:** 1      **Parking:** 0

**Status: UAG**

**Ant. Sale Date: 04/15/2022**  
**Off Mkt: 02/08/2022**

**List Price: \$785,000**  
**List Date: 01/27/2022**  
**Taxes: 2021 \$9,094**  
**Assoc.: Yes \$348/mo**

**Remarks:** PENTHOUSE OVERLOOKING TREETOPS; MANOR HOUSE IN LEXINGTON; This stunning unit has many upgrades including gas fireplace (10K) and tiled second bath (10K) as well as recessed lighting, granite counters, stainless steel appliances, in unit Electro Lux side by side washer dryer w/tons of storage, and...



x26



**MLS #: 72807098**  
 2 Manor Ter U: 236  
 Lexington, MA 02420  
**DOM: 14 DTO: 5**  
**List \$/SqFt: \$615.80**  
**Sold \$/SqFt: \$625.87**

**Style:** Condo - Low-Rise  
**Rooms:** 5      **Beds:** 2  
**Garage:** 1      **Parking:** 1

**Status: SLD**

**Sale Price: \$808,000**  
**Sold Date: 05/11/2021**  
**Off Mkt: 04/15/2021**

**List Price: \$795,000**  
**List Date: 04/01/2021**  
**Taxes: 2020 \$7,783.70**  
**Assoc.: Yes \$348/mo**

**Remarks:** Rare offering to live in this newly renovated modern condo! The owner has installed hardwood flooring, Bosch appliance, and Samsung laundry. The whole unit receives plenty of natural light during the daytime and has access to a private balcony. The Master bedroom has a California-style closet that opens...



x23



**MLS #: 72812186**  
 2 Manor Ter U: 212  
 Lexington, MA 02421  
**DOM: 19 DTO: 19**  
**List \$/SqFt: \$577.07**  
**Sold \$/SqFt: \$553.83**

**Style:** Condo - Low-Rise  
**Rooms:** 5      **Beds:** 2  
**Garage:** 1      **Parking:** 0

**Status: SLD**

**Sale Price: \$715,000**  
**Sold Date: 06/23/2021**  
**Off Mkt: 04/28/2021**

**List Price: \$745,000**  
**List Date: 04/09/2021**  
**Taxes: 2021 \$9,094.48**  
**Assoc.: Yes \$348/mo**

**Remarks:** \*MOTIVATED SELLER\* - This stunning, tastefully decorated 2nd floor front unit enjoys afternoon sun w/ its SW exposure & shows as beautifully as it did the day it was built. Open concept floor plan includes a lovely kitchen w/ white Starmark cabinetry, granite counters, & ss appliances, large peninsula,...



© x21

**MLS #: 72731398**  
17 Holland St U: 302  
Somerville, MA: Davis Square 02144  
**DOM: 20 DTO: 20**  
**List \$/SqFt: \$945.82**  
**Sold \$/SqFt: \$917.30**

**Status: SLD**  
**Sale Price: \$965,000**  
**Sold Date: 12/04/2020**  
**Off Mkt: 10/13/2020**

**List Price: \$995,000**  
**List Date: 09/23/2020**  
**Taxes: 2020 \$9,999,999**  
**Assoc.: Yes \$200/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 4** **Beds: 2**  
**Garage: 0** **Parking: 0**

**Outdoor Space: No**  
**Baths: 2f 1h** **Master Bath: Yes**  
**Fireplaces: 0** **Year Built: 2020**

**Living Area: 1,052 SqFt**  
**Pets: Yes**

**Remarks:** Davis Sq Lofts! Once in a lifetime opportunity to own an exquisite, newly constructed, and highly stylized condominium right in the heart of trendy Davis Sq. This inspired gem is one of seven brand new units in the former home of Johnny D's. With dramatic floor-to-ceiling paneled windows throughout,...



© x34

**MLS #: 72875987**  
2 Manor Terrace U: 218  
Lexington, MA 02420  
**DOM: 20 DTO: 6**  
**List \$/SqFt: \$564.68**  
**Sold \$/SqFt: \$550.74**

**Status: SLD**  
**Sale Price: \$711,000**  
**Sold Date: 09/24/2021**  
**Off Mkt: 08/23/2021**

**List Price: \$729,000**  
**List Date: 08/04/2021**  
**Taxes: 2021 \$9,094**  
**Assoc.: Yes \$348/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 5** **Beds: 2**  
**Garage: 1** **Parking: 1**

**Outdoor Space:**  
**Baths: 2f 0h** **Master Bath:**  
**Fireplaces: 0** **Year Built: 2017**

**Living Area: 1,291 SqFt**  
**Pets:**

**Remarks:** PRICED TO SELL! FRESHLY PAINTED. Modern condo unit in The Manor House of Lexington! Open concept kitchen connects a bright living room, which has a glass door to a private balcony that provides beautiful views. Granite countertops & a large peninsula. Master bedroom with walk-in closet leads to a master...



© x15

**MLS #: 72855259**  
11 Tannery Brook Row U: 1  
Somerville, MA: Davis Square 02144  
**DOM: 35 DTO: 20**  
**List \$/SqFt: \$984.73**  
**Sold \$/SqFt: \$984.73**

**Status: SLD**  
**Sale Price: \$1,225,000**  
**Sold Date: 07/29/2021**  
**Off Mkt: 07/19/2021**

**List Price: \$1,225,000**  
**List Date: 06/23/2021**  
**Taxes: 2021 \$13,106.38**  
**Assoc.: Yes \$412/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 5** **Beds: 3**  
**Garage: 1** **Parking: 0**

**Outdoor Space: Yes - Private**  
**Baths: 2f 0h** **Master Bath: Yes**  
**Fireplaces: 1** **Year Built: 2018**

**Living Area: 1,244 SqFt**  
**Pets: Yes**

**Remarks:** The 25 year old in you wants to live a quick jaunt from live music, candlepin bowling, craft beer, and the city's best rib joint. The grownup in you wants garage parking, an elevator; a close by farmer's market, wine shop, and old-fashioned butcher. Both of you crave space to cook, work, and have room...



© x23

**MLS #: 72787576**  
17 Holland St U: 201  
Somerville, MA: Davis Square 02144  
**DOM: 68 DTO: 68**  
**List \$/SqFt: \$983.01**  
**Sold \$/SqFt: \$948.03**

**Status: SLD**  
**Sale Price: \$675,000**  
**Sold Date: 06/14/2021**  
**Off Mkt: 04/27/2021**

**List Price: \$699,900**  
**List Date: 02/18/2021**  
**Taxes: 2020 \$9,999,999**  
**Assoc.: Yes \$200/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 3** **Beds: 1**  
**Garage: 0** **Parking: 1**

**Outdoor Space: No**  
**Baths: 1f 0h** **Master Bath: No**  
**Fireplaces: 0** **Year Built: 2020**

**Living Area: 712 SqFt**  
**Pets: Yes**

**Remarks:** Rare opportunity to own a newly constructed condominium right in the heart of trendy Davis Sq. This inspired gem is one of seven brand new units in the former home of Johnny D's. With floor-to-ceiling Marvin windows throughout, this loft-style home is a true sun palace. The European style kitchen boasts...



x23

**MLS #:** 72736938  
17 Holland St U: 303  
Somerville, MA: Davis Square 02144  
**DOM:** 98 **DTO:** 98  
**List \$/SqFt:** \$930.98  
**Sold \$/SqFt:** \$916.61

**Status:** SLD

**Sale Price:** \$1,275,000  
**Sold Date:** 04/03/2021  
**Off Mkt:** 02/15/2021

**List Price:** \$1,295,000  
**List Date:** 10/03/2020  
**Taxes:** 2020 \$9,999,999  
**Assoc.:** Yes \$250/mo

**Style:** Condo - Mid-Rise  
**Rooms:** 5 **Beds:** 3  
**Garage:** 0 **Parking:** 1

**Outdoor Space:** No  
**Baths:** 3f 0h **Master Bath:** Yes  
**Fireplaces:** 0 **Year Built:** 2020

**Living Area:** 1,391 SqFt  
**Pets:** Yes

**Remarks:** Rare opportunity to own a newly constructed condominium-loft right in the heart of trendy Davis Sq. With Marvin windows throughout, this home is a true sun palace. The European style kitchen boasts a granite waterfall peninsula, high-end stainless appliances, a unique over-the-stove pot filler, and...



x28

**MLS #:** 72846475  
40 Elmwood Avenue U: 3  
Winchester, MA 01890  
**DOM:** 103 **DTO:** 103  
**List \$/SqFt:** \$751.33  
**Sold \$/SqFt:** \$751.33

**Status:** SLD

**Sale Price:** \$849,000  
**Sold Date:** 10/18/2021  
**Off Mkt:** 09/20/2021

**List Price:** \$849,000  
**List Date:** 06/09/2021  
**Taxes:** 2021 \$0  
**Assoc.:** Yes \$606.45/mo

**Style:** Condo - Mid-Rise  
**Rooms:** 5 **Beds:** 2  
**Garage:** 1 **Parking:** 0

**Outdoor Space:** Yes - Private  
**Baths:** 2f 0h **Master Bath:** Yes  
**Fireplaces:** 0 **Year Built:** 2021

**Living Area:** 1,130 SqFt  
**Pets:** Yes

**Remarks:** al'le'gro | at a brisk tempo. Much like how we live our busy lives. Living Allegro means having convenience outside your door in the heart of Winchester center. Picture yourself strolling down for your morning cup of joe, then over for a quick visit to the farmers market to pick up some fresh items for...



x35

**MLS #:** 72848718  
2 Manor Ter U: 235  
Lexington, MA 02420  
**DOM:** 105 **DTO:** 42  
**List \$/SqFt:** \$619.60  
**Sold \$/SqFt:** \$588.69

**Status:** SLD

**Sale Price:** \$760,000  
**Sold Date:** 09/15/2021  
**Off Mkt:** 08/03/2021

**List Price:** \$799,900  
**List Date:** 06/11/2021  
**Taxes:** 2021 \$9,094  
**Assoc.:** Yes \$348/mo

**Style:** Condo - Low-Rise  
**Rooms:** 5 **Beds:** 2  
**Garage:** 1 **Parking:** 1

**Outdoor Space:**  
**Baths:** 2f 0h **Master Bath:** Yes  
**Fireplaces:** 0 **Year Built:** 2017

**Living Area:** 1,291 SqFt  
**Pets:**

**Remarks:** Open House 2:30-4pm..Best unit in the building. Rare offering to live in this newly renovated modern condo! The owner has installed hardwood flooring, Upgraded Stainless Appliances. The whole unit receives plenty of natural light during the daytime and has access to a private balcony. The Master bedroom...



x21

**MLS #:** 72750493  
17 Holland St U: 202  
Somerville, MA: Davis Square 02144  
**DOM:** 109 **DTO:** 109  
**List \$/SqFt:** \$945.82  
**Sold \$/SqFt:** \$964.83

**Status:** SLD

**Sale Price:** \$1,015,000  
**Sold Date:** 04/02/2021  
**Off Mkt:** 02/15/2021

**List Price:** \$995,000  
**List Date:** 10/29/2020  
**Taxes:** 2020 \$9,999,999  
**Assoc.:** Yes \$200/mo

**Style:** Condo - Mid-Rise  
**Rooms:** 4 **Beds:** 2  
**Garage:** 0 **Parking:** 1

**Outdoor Space:** No  
**Baths:** 2f 1h **Master Bath:** Yes  
**Fireplaces:** 0 **Year Built:** 2020

**Living Area:** 1,052 SqFt  
**Pets:** Yes

**Remarks:** Rare opportunity to own a newly constructed loft-condominium right in the heart of trendy Davis Sq. With dramatic floor-to-ceiling Marvin windows, this home is a true sun palace. The European style kitchen boasts a granite waterfall peninsula, high-end stainless appliances, and custom cabinets. Setting...



© x38

**MLS #: 72743023**  
17 Holland St U: 301  
Somerville, MA: Davis Square 02144  
**DOM: 125 DTO: 125**  
**List \$/SqFt: \$1,053.23**  
**Sold \$/SqFt: \$1,016.85**

**Status: SLD**

**Sale Price: \$724,000**  
**Sold Date: 05/03/2021**  
**Off Mkt: 02/16/2021**

**List Price: \$749,900**  
**List Date: 10/14/2020**  
**Taxes: 2020 \$9,999,999**  
**Assoc.: Yes \$200/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 3** **Beds: 1**  
**Garage: 0** **Parking: 1**

**Outdoor Space: No**  
**Baths: 1f 0h** **Master Bath: No**  
**Fireplaces: 0** **Year Built: 2020**

**Living Area: 712 SqFt**  
**Pets: Yes**

**Remarks:** Rare opportunity to own a newly constructed condominium right in the heart of trendy Davis Sq. This inspired gem is one of seven brand new units in the former home of Johnny D's. With floor-to-ceiling Marvin windows throughout, this loft-style home is a true sun palace. The European style kitchen boasts...



© x40

**MLS #: 72743027**  
17 Holland St U: 203  
Somerville, MA: Davis Square 02144  
**DOM: 147 DTO: 147**  
**List \$/SqFt: \$930.98**  
**Sold \$/SqFt: \$909.42**

**Status: SLD**

**Sale Price: \$1,265,000**  
**Sold Date: 04/23/2021**  
**Off Mkt: 03/10/2021**

**List Price: \$1,295,000**  
**List Date: 10/14/2020**  
**Taxes: 2020 \$9,999,999**  
**Assoc.: Yes \$250/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 5** **Beds: 3**  
**Garage: 0** **Parking: 1**

**Outdoor Space: No**  
**Baths: 3f 0h** **Master Bath: Yes**  
**Fireplaces: 0** **Year Built: 2020**

**Living Area: 1,391 SqFt**  
**Pets: Yes**

**Remarks:** Once in a lifetime opportunity to own a newly constructed loft-condominium right in the heart of trendy Davis Sq. With over-sized Marvin windows throughout, this home is a true sun palace. The European style kitchen boasts a granite waterfall peninsula, high-end stainless appliances, a unique...



© x28

**MLS #: 72904607**  
40 Elmwood Avenue U: 2  
Winchester, MA 01890  
**DOM: 150 DTO: 150**  
**List \$/SqFt: \$856.18**

**Status: UAG**

**Ant. Sale Date: 04/18/2022**  
**Off Mkt: 03/04/2022**

**List Price: \$1,149,000**  
**List Date: 10/05/2021**  
**Taxes: 2021 \$0**  
**Assoc.: Yes \$719.67/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 5** **Beds: 2**  
**Garage: 2** **Parking: 0**

**Outdoor Space: Yes - Private**  
**Baths: 2f 0h** **Master Bath: Yes**  
**Fireplaces: 0** **Year Built: 2021**

**Living Area: 1,342 SqFt**  
**Pets: Yes**

**Remarks:** One of our latest unveilings is unit #2 ... quite possibly one of the best units in the entire building. The ONLY non-penthouse unit boasting (2) garage parking spaces. PLUS it has the LARGEST private patio offered at Allegro! A HUGE BONUS!! Picture yourself strolling Downtown for your morning cup of...



© x25

**MLS #: 72904606**  
40 Elmwood Avenue U: 6  
Winchester, MA 01890  
**DOM: 162 DTO: 162**  
**List \$/SqFt: \$732.82**

**Status: UAG**

**Ant. Sale Date: 05/31/2022**  
**Off Mkt: 03/16/2022**

**List Price: \$949,000**  
**List Date: 10/05/2021**  
**Taxes: 2021 \$0**  
**Assoc.: Yes \$656.52/mo**

**Style: Condo - Mid-Rise**  
**Rooms: 5** **Beds: 2**  
**Garage: 1** **Parking: 0**

**Outdoor Space: Yes - Private**  
**Baths: 2f 0h** **Master Bath: Yes**  
**Fireplaces: 0** **Year Built: 2021**

**Living Area: 1,295 SqFt**  
**Pets: Yes**

**Remarks:** It may not seem it, but Spring will be here before we know it! Can't you feel it getting closer? We can! After a long winter we all get restless and are ready to be enjoying the outdoors! We can't think of a better way to kick-off the season than in a brand new luxury condominium building in DOWNTOWN...

**Condominium Listings: 19** **Avg. Liv. Area SqFt: 1195.95** **Avg. List \$: \$916,237** **Avg. List \$/SqFt: \$779** **Avg. DOM: 63.58** **Avg. DTO: 57.89** **Avg. Sale \$: \$905,286** **Avg. Sale \$/SqFt: \$792**

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